

ORIGINAL

CITY OF UNION CITY
HUDSON COUNTY, NEW JERSEY
BOARD OF COMMISSIONERS

SPECIAL MEETING

:
: TRANSCRIPT OF RECORDED
:
: PROCEEDINGS
:

City Hall
Conference Room, Third Floor
3715 Palisade Avenue
Union City, New Jersey

Tuesday, February 14, 2017
Commencing at 8:12 a.m.

M E M B E R S P R E S E N T:

BRIAN P. STACK, MAYOR
LUCIO P. FERNANDEZ, COMMISSIONER
MARYURY A. MARTINETTI, COMMISSIONER
CELIN J. VALDIVIA, COMMISSIONER
TILO E. RIVAS, COMMISSIONER

M E M B E R S A B S E N T:

A L S O P R E S E N T:

ERIN KNOEDLER, Deputy City Clerk

SCARINCI HOLLENBECK
BY: Krystle Nova, Esq.,
Corporation Counsel

NEIL D. MAROTTA, ESQ.,
Attorney for Rent Stabilization Board

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1 DEPUTY CITY CLERK: This is a Special
2 Public Meeting of the Union City Board of
3 Commissioners being held on Tuesday, February 14,
4 2017 at eight a.m. at City Hall, Third Floor
5 Conference Room, 3715 Palisade Avenue, Union
6 City, New Jersey.

7 Please stand for the Pledge of Allegiance.

8
9 (Whereupon, the Pledge of Allegiance was
10 said.)

11
12 DEPUTY CITY CLERK: This meeting has been
13 called in accordance with the Open Public
14 Meetings Act.

15 Adequate notice of this meeting has been
16 provided to The Jersey Journal, The Record, The
17 Hudson Reporter, and has been posted on the
18 bulletin board at City Hall, and has been made
19 available for the public in the Office of the
20 Municipal Clerk.

21

22 **ROLL CALL:**

23

24 DEPUTY CITY CLERK: Commissioner Fernandez?

25 COMMISSIONER FERNANDEZ: Here.

1 DEPUTY CITY CLERK: Commissioner Rivas?

2 COMMISSIONER RIVAS: Here.

3 DEPUTY CITY CLERK: Commissioner Valdivia?

4 COMMISSIONER VALDIVIA: Here.

5 DEPUTY CITY CLERK: Commissioner

6 Martinetti?

7 COMMISSIONER MARTINETTI: Here.

8 DEPUTY CITY CLERK: Mayor Stack?

9 MAYOR STACK: Here.

10

11 (Whereupon, the Board discussed and took
12 action on the following item:

13 **ORDINANCES FOR INTRODUCTION**

14 1. AN ORDINANCE AMENDING CHAPTER 334 OF
15 THE CODE OF THE CITY OF UNION CITY ENTITLED "RENT
16 STABILIZATION".)

17

18 DEPUTY CITY CLERK: We have two Ordinances
19 for Introduction.

20 Adoption on first reading authorizes the
21 Municipal Clerk to advertise the Ordinances with
22 a notice of introduction, along with a notice of
23 time and place when the Ordinances will be
24 considered for final passage in accordance with
25 the statute.

1 The first is an Ordinance Amending Chapter
2 334 of the Code of Union City Entitled Rent
3 Stabilization.

4 May I have a motion?

5 COMMISSIONER VALDIVIA: Motion.

6 MAYOR STACK: Just, if you want to just
7 briefly explain what they're doing here.

8 DEPUTY CITY CLERK: Sure.

9 The -- this is an amendment to the Rent
10 Stabilization Act.

11 There was a court case, Central Towers
12 Company versus Fort Lee. In accordance with
13 that, we're changing the -- the Ordinance to
14 clarify language as to what is a --

15 MS. NOVA: Parking space.

16 DEPUTY CITY CLERK: Right. What is a
17 parking space. What's considered to be a parking
18 space.

19 And that's done based on this court case,
20 so that we're consistent with what the court has
21 opined.

22 MAYOR STACK: Great.

23 MS. NOVA: And -- and that the parking is
24 included within the housing space that is
25 included in the Rent Control --

1 MAYOR STACK: Rent Control.

2 MS. NOVA: -- Ordinance.

3 MAYOR STACK: Very good.

4 Good. Protect the tenants. Okay.

5 DEPUTY CITY CLERK: There was a motion made
6 by Commissioner Valdivia.

7 MAYOR STACK: Second.

8 Thank you.

9 DEPUTY CITY CLERK: Second by Commissioner
10 -- Mayor Stack.

11 Commissioner Fernandez?

12 COMMISSIONER FERNANDEZ: Yes.

13 DEPUTY CITY CLERK: Commissioner Rivas?

14 COMMISSIONER RIVAS: Yes.

15 DEPUTY CITY CLERK: Commissioner Valdivia?

16 COMMISSIONER VALDIVIA: Yes.

17 DEPUTY CITY CLERK: Commissioner
18 Martinetti?

19 COMMISSIONER MARTINETTI: Yes.

20 DEPUTY CITY CLERK: Mayor Stack?

21 MAYOR STACK: Yes.

22

23 (Whereupon, the Board discussed and took
24 action on the following item:

25 **ORDINANCES FOR INTRODUCTION**

1 2. AN ORDINANCE OF THE CITY OF UNION CITY,
2 COUNTY OF HUDSON, STATE OF NEW JERSEY DECLARING A
3 MORATORIUM ON DEVELOPMENT OF RESIDENTIAL
4 PROPERTIES THROUGHOUT THE CITY WHICH INVOLVE
5 STRUCTURES OVER FOUR STORIES IN HEIGHT AND
6 CONTAINING GREATER THAN THREE DWELLING UNITS.)
7

8 DEPUTY CITY CLERK: The second is an
9 Ordinance of the City of Union City, County of
10 Hudson, State of New Jersey, Declaring a
11 Moratorium on Development of Residential
12 Properties throughout the City which Involve
13 Structures over Four Stories in Height and
14 Containing Greater Than Three Dwelling Units.

15 MAYOR STACK: Want to just explain that
16 Ordinance?

17 DEPUTY CITY CLERK: Sure.

18 MAYOR STACK: I know it's pretty much
19 explained there, but --

20 DEPUTY CITY CLERK: Sure.

21 There was a -- a memo done by the Planner
22 that discusses -- discusses the Master Plan,
23 discusses the demographics of the City and we're
24 just doing a moratorium on building four stories
25 or higher temporarily, in order to bring the City

1 Zoning Ordinance, and all the impacts -- take
2 those all into consideration, giving the change
3 in demographics, being that Hudson County is the
4 fastest growing county in the state, and making
5 sure that we take in account all the impacts on
6 roads, infrastructures, facilities, the economic
7 conditions that have been changing and the
8 affordable housing component.

9 MAYOR STACK: We just want to keep the
10 residents that are here, keep them in the city,
11 keep it affordable, and not -- you know, further
12 congest the city.

13 I'll make a motion.

14 DEPUTY CITY CLERK: Motion by Mayor Stack.

15 COMMISSIONER RIVAS: Second.

16 DEPUTY CITY CLERK: Second by Commissioner
17 Rivas.

18 Commissioner Fernandez?

19 COMMISSIONER FERNANDEZ: Yes.

20 DEPUTY CITY CLERK: Commissioner Rivas?

21 COMMISSIONER RIVAS: Yes.

22 DEPUTY CITY CLERK: Commissioner Valdivia?

23 COMMISSIONER VALDIVIA: Yes.

24 DEPUTY CITY CLERK: Commissioner
25 Martinetti?

1 COMMISSIONER MARTINETTI: Yes.

2 DEPUTY CITY CLERK: Mayor Stack?

3 MAYOR STACK: Yes.

4

5 **OPPORTUNITY FOR CITIZENS TO ADDRESS THE BOARD:**

6

7 DEPUTY CITY CLERK: At this time, Mayor,
8 would you like to open for public comment?

9 MAYOR STACK: Sure.

10 Anyone wishing to comment at this time,
11 please step forward.

12 State your name and address for the record.

13 Seeing none.

14 DEPUTY CITY CLERK: May I have a motion to
15 close public comment?

16 COMMISSIONER MARTINETTI: Motion.

17 COMMISSIONER VALDIVIA: Motion.

18 DEPUTY CITY CLERK: Motion by Commissioner
19 Martinetti.

20 Second by Commissioner Valdivia.

21 Commissioner Fernandez?

22 COMMISSIONER FERNANDEZ: Yes.

23 DEPUTY CITY CLERK: Commissioner Rivas?

24 COMMISSIONER RIVAS: Yes.

25 DEPUTY CITY CLERK: Commissioner Valdivia?

1 COMMISSIONER VALDIVIA: Yes.

2 DEPUTY CITY CLERK: Commissioner

3 Martinetti?

4 COMMISSIONER MARTINETTI: Yes.

5 DEPUTY CITY CLERK: Mayor Stack?

6 MAYOR STACK: Yes.

7

8 **ADJOURNMENT:**

9

10 DEPUTY CITY CLERK: At this time, Mayor, we
11 have nothing else on the agenda. May I have a
12 motion to adjourn?

13 COMMISSIONER MARTINETTI: Motion.

14 COMMISSIONER RIVAS: Motion.

15 DEPUTY CITY CLERK: Motion?

16 Motion by Commissioner --

17 COMMISSIONER VALDIVIA: Second.

18 DEPUTY CITY CLERK: -- Rivas.

19 Seconded by Commissioner Valdivia.

20 Thank you.

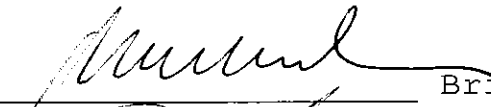
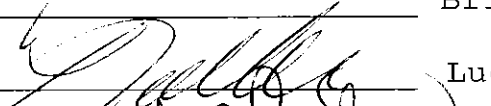
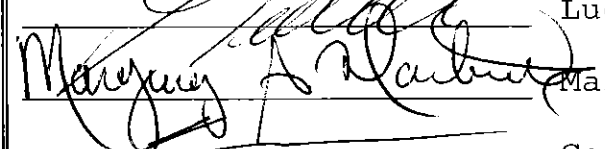
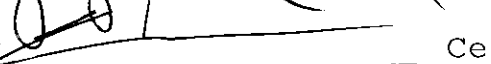
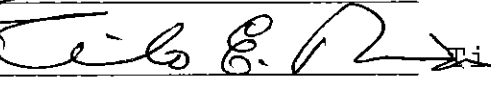
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22 (Whereupon, the proceedings were concluded
23 at 8:16 a.m.)

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Brian P. Stack
Lucio P. Fernandez
Maryury A. Martinetti
Celin J. Valdivia
Tilo E. Rivas

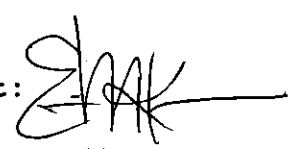
Board of Commissioners

Attest:

Dominick Cantatore,

Acting City Clerk

Attest:


Erin Knoedler,

Deputy City Clerk

1 STATE OF NEW JERSEY :

2 :

3 COUNTY OF ESSEX :

4

5 I, DEBRA A. KASZNIAK, assigned transcriber,
6 do hereby affirm that the foregoing is a true and
7 accurate transcript in the matter of the SPECIAL
8 MEETING of the UNION CITY BOARD OF COMMISSIONERS,
9 heard on Tuesday, February 14, 2017 and digitally
10 recorded.

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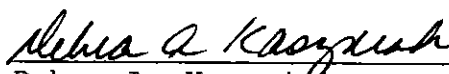
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Debra A. Kaszniak

Certification No. 324

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25 Monitored by and proofread by: Deborah Dillon